

DISTRICT III ADVISORY BOARD

AGENDA

July 1, 2009
7 p.m.

Wichita WATER Center
101 E. Pawnee

ORDER OF BUSINESS

- Call to Order
- Approval of minutes from June 3, 2009

PUBLIC AGENDA

1. Scheduled Items

No scheduled items

2. Non-Scheduled Items

Recommended Action: Receive and file.

STAFF REPORTS

3. Community Police Report

Community Police Officers for District III will report on specific concerns for the area.

Recommended Action: Receive and file.

4. Wichita Fire Dept. Report

WFD staff for District III will report on specific concerns for the area.

Recommended Action: Receive and file.

NEW BUSINESS

5. DR2008-00006: South Central Neighborhood-Wide Residential Rezoning Proposal

Scott Knebel, Metropolitan Area Planning Department, will present a proposal to rezone Certain residentially-zoned properties in the South Central Neighborhood. The current zoning pattern for the South Central neighborhood dates back over 50 years and is designed to facilitate the urban renewal vision that was predominate at that time of tearing down older houses to construct new, mostly larger and multi-family, homes. This zoning pattern is inconsistent with current uses and structures; creates the risk of incompatible land uses in the neighborhood; creates a risk to the character of individual homes and buildings; and creates a risk to the character of the neighborhood as a whole. Uses that are generally incompatible with single-family homes are widely permitted in the neighborhood under the current zoning pattern. Property owners may be reluctant to re-invest in their properties due to incompatible uses that could develop on surrounding properties.

Recommended Action: It is recommended that the District Advisory Board approve the the proposed rezoning as it is a tool to implement the goals and initiatives contained in the *South Central Neighborhood Plan*.

6. **DER2009-00004, Amendment to the Wichita-Sedgwick County Unified Zoning Code to establish a new use type, Motor Vehicle Impound Lot, and to delineate in which districts the use is allowed and under what conditions.**

Dale Miller, Metropolitan Area Planning Department, will present the proposal. At a recent Metropolitan Area Planning Commission (MAPC) meeting planning staff was asked to review our current regulations regarding the storage of motor vehicles. The circumstance that triggered the Planning Commission's request to review this issue was the recent filing of three applications for "wrecking and salvage" by individuals who provide vehicle towing and impound services and/or conduct auto insurance pool auctions.

Some MAPC members voiced the opinion that the current zoning code was too restrictive for this type of activity; that the code should make a distinction between a true wrecking and salvage operation and a use that does not actively part out or dismantle inoperable vehicles. Based on that discussion, the Planning Commission asked staff to draft a text amendment that resolves those concerns.

The proposed solution is to create a new use type, "Motor vehicle impound lot." A "Motor vehicle impound lot" is a lot, land or structure, or any part thereof, used for the storing of operable or inoperable "vehicles, motor," that are held on the property for the purpose of impound and/or routine and periodic sales occurring at least three times a year. Materials not meeting the definition of "vehicle, motor," such as appliances, bulky waste, junk, or other kinds of machinery or equipment not defined as "vehicle, motor" are prohibited from being parked, stored or placed on property approved for use as an "impound lot."

Recommended Action: Staff recommends approval of the proposed amendment.

7. **CSBG Review Committee nomination and election process**

Joyce Stockham, Career Development Office, will review the process.

Recommended Action: Receive and file

8. **2010-2011 Budget**

Mark Manning, Finance Department, will present information on the recommended City budget.

Recommended action: Provide feedback

BOARD AGENDA

9. **Updates, Issues and Reports**

Opportunity for the Council Member and the District Advisory Board members to report any activities, events or concerns in the neighborhoods or District III.

- a. Council Member Skelton
- b. DAB members

Recommended Action: Receive and file.

10. **Adjournment**

The next regularly scheduled meeting for the District III Advisory Board will be held at 7 p.m. On August 5, 2009, at the Wichita WATER Center, 101 E. Pawnee.